



The Dales, Cottingham, East Riding of Yorkshire
Offers in Excess of £450,000





KEY FEATURES

- Detached
- Four Double Bedrooms
- Popular Location
- Close to Hospital
- Large Driveway
- Garage Conversion / Office
- Private Garden
- Open Plan Living
- Excellent Transport Links
- Beautifully Presented - Recently Refurbished Throughout
- Total Area 183 Square Metres
- EPC rating: C



DESCRIPTION

Lovelle are proud to present this wonderful, detached property on The Dales, Cottingham; a much sought after and popular location close to the hospital. Boasting a large open plan living kitchen area, sunroom, office, laundry room, four bedrooms, three bathrooms, private garden and off-street parking; this property offers something for everyone!

As you enter the through the front door into a light and spacious hallway you are instantly drawn into the open plan living, dining and kitchen space. Light flows through this open plan living from the front window, rear windows, VELUX windows and bi-folding doors. The living room features a log burner in a contemporary black fire surround, offering a focal point to a seating area. A step-down leads into the sunroom with the bi-folding doors offering indoor outdoor living. The kitchen is a showpiece of luxury and functionality, the dark matte cabinetry offers a dramatic contrast to the bright white quartz countertops and floors. A central island with integrated hob and a breakfast bar provides a perfect space for casual dining or entertaining. Sleek built-in AEG appliances, including multiple ovens, a retractable extraction unit and a wine rack, are seamlessly integrated into the floor-to-ceiling units. A bespoke pendant light fixture above the island and recessed ceiling spotlights provide both focused and ambient lighting. The kitchen sink is strategically positioned under a wide window, allowing for natural light and views while working. The ground floor also features a laundry room with white gloss cabinets, contrasting wood style countertops, sink and space for white goods.

An office with large opaque sliding doors to the front elevation offers a flexibility of uses for the new owners to enjoy, it is worth noting this office is situated within the converted garage area so there is the option to return this room to its' former use as a garage.

A double bedroom on the ground floor with window to the front elevation is served by bathroom featuring a three-piece suite comprising of walk-in shower, close-coupled W.C and hand basin. Feature lighting transforms this bathroom depending on your mood.

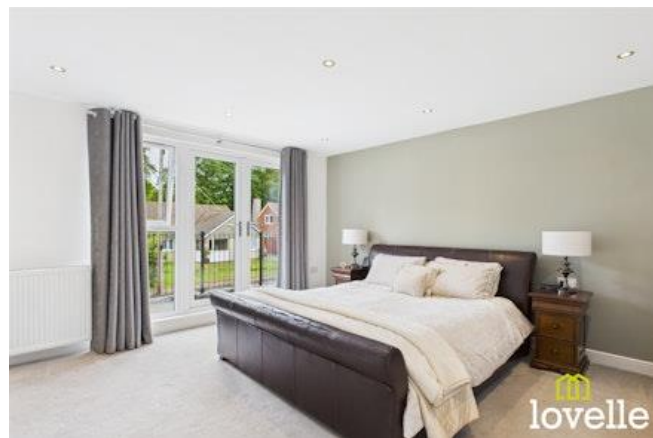
To the first floor a landing provides access to the bedrooms and family bathroom. The principle suite is large and spacious featuring built in wardrobes, walk-in closet and French doors onto a balcony area to the front elevation. The principle suite is served by an ensuite bathroom with three piece suite comprising of shower cubicle, close-coupled W.C and hand basin. A second double bedroom is filled with light from the French doors and window to the front elevation, this room also benefits from Juliet balcony.

A third double bedroom is filled with light from the two VELUX windows to the rear elevation.

A stylish family bathroom features a four-piece suite comprising of bath, walk in shower, low flush toilet and hand basin. The family bathroom also features underfloor heating and one-way, mirrored glass for complete privacy.

Outside to the front is a block-set paved driveway and graveled area, providing off street parking for several vehicles. To the rear is a private enclosed garden mainly laid to lawn with surrounding established flower beds filled with a range of carefully selected plants, bushes and established trees. A decked area provides a space to sit, relax and entertain.

This home perfectly balances contemporary design with comfort, making it an ideal setting for both everyday living and stylish entertaining.





PARTICULARS OF SALE

Hallway

3.76m x 2.12m (12'4" x 7'0")

A large and spacious entrance hall leading to open plan living space, stairs leading to first floor, access to ground floor bedroom, ground floor bathroom, storage cupboard.

Open Plan Living

7.9m x 5.49m (25'11" x 18'0")

Flooded with natural light throughout this space is perfect for the whole family to enjoy, relax and entertain. A large window to the front elevation, this area is currently laid out as a dining space. A feature log burner in a stylish black fire surround acts as a focal point for the living area. The open plan area also leads into the kitchen area and sunroom area.

Kitchen

3.94m x 4.67m (12'11" x 15'4")

The kitchen is a showpiece of luxury and functionality. Dark matte cabinetry offers a dramatic contrast to the bright white quartz countertops and floors. A central island with integrated hob and a breakfast bar provides a perfect space for casual dining or entertaining. Sleek built-in AEG appliances, including multiple ovens and a wine rack, are seamlessly integrated into the floor-to-ceiling units. A bespoke pendant light fixture above the island and recessed ceiling spotlights provide both task and ambient lighting. The kitchen sink is strategically positioned under a wide window, allowing for natural light and views while working.

Sunroom

1.97m x 6.66m (6'6" x 21'11")

This stunning sunroom offers the perfect fusion of indoor comfort and outdoor living. Flooded with natural light from multiple skylights and expansive floor-to-ceiling bifold doors, the space feels airy, open, and inviting year-round. The bifold doors seamlessly open out onto a beautifully landscaped garden, creating a versatile space ideal for entertaining, relaxing, or simply enjoying tranquil views of nature. Thoughtful touches such as window ledges for plants or family photos, and a cosy corner with an armchair and footstool, make this room a serene retreat. Whether used as a reading nook, a morning coffee spot, or an additional lounge area, this garden room offers an unbeatable connection to the outdoors while maintaining the elegance and comfort of the home's interior.

Office

4.13m x 3.54m (13'6" x 11'7")

Previous garage converted. Accessed via the laundry room this office borrows light from the outdoors via opaque sliding glass doors to the front elevation. This multifunctional room would suit an office, hobby room, cinema room or extra reception room for the family.

Laundry Room

1.72m x 3.58m (5'7" x 11'8")

Featuring gloss white cabinets, a contrasting wood style countertop, sink and window to the rear elevation. Space and plumbing for white goods.

Bathroom

2.4m x 2.65m (7'11" x 8'8")

This contemporary shower room has been finished to an exceptional standard, offering a luxurious and stylish space with a sleek, modern aesthetic. The walk-in rainfall shower features full-height textured tiling in rich, earthy tones, complemented by a glass screen for a clean, open feel. Ambient LED lighting, recessed spotlights, and a statement backlit mirror add a touch of spa-like sophistication. A modern vanity unit with integrated storage sits beneath a striking tiled splash back in a mix of warm and cool tones, offering both practicality and style. The crisp white walls and marble-effect flooring enhance the feeling of space and brightness, while chrome accents, including a heated towel rail and fittings, provide a polished finish.

Bedroom

3m x 3.59m (9'10" x 11'10")

A ground floor double bedroom with window to the front elevation and storage cupboard.

Landing

1.39m x 2.51m (4'7" x 8'2")

Providing access to three double bedrooms and family bathroom.

Bedroom

4.56m x 4.27m (15'0" x 14'0")

The principal bedroom is a superbly proportioned and immaculately presented space, offering both luxury and tranquility. A set of French doors with Juliet balcony allows natural light to pour in, creating a bright and airy atmosphere while offering pleasant views over the front aspect. A walk in closet and bespoke built-in wardrobes provides ample storage without compromising on floor space, making this bedroom as practical as it is elegant. This is a perfect retreat for rest and relaxation in a high-quality home.

EnSuite

1.95m x 1.85m (6'5" x 6'1")

The ensuite features a walk-in shower cubicle, low flush toilet and hand basin. Natural light is provided from the Velux window to the rear elevation.



Bedroom

3.21m x 4.29m (10'6" x 14'1")

This spacious second bedroom offers a bright and modern retreat, ideal as a double guest room, teenager's bedroom or stylish home office. French doors flood the room with natural light. There is ample space for freestanding furniture, with the current layout comfortably accommodating a double bed, wardrobe, and drawer units.

Bedroom

3.28m x 3.71m (10'10" x 12'2")

Beautifully positioned beneath twin Velux windows, this third bedroom is flooded with natural light and offers a bright, tranquil space with a contemporary finish. Currently arranged with a double bed, the room is spacious enough for freestanding furniture.

Bathroom

2.17m x 3.3m (7'1" x 10'10")

This impressive family bathroom has been tastefully designed with a striking contemporary style and high-end finishes throughout. Rich, earthy-toned wall tiles add warmth and depth to the space, paired beautifully with modern matte black fixtures for a bold, designer feel. The suite includes a full-size bathtub set beneath a feature-tiled wall with an oversized inset mirror—perfect for adding both light and a sense of space. A sleek, wall-mounted vanity unit with a stylish black tap sits beneath a wide window, offering scenic views and excellent natural light. The room is further enhanced by ambient LED lighting and integrated shelving for convenience and a touch of luxury. Opposite the bath, a generous walk-in shower enclosure with glass doors and a rainfall shower head completes the layout, providing a versatile and relaxing space ideal for busy family life or unwinding at the end of the day. Underfloor heating.

Outside

Outside to the front is a brick block paved driveway and gravelled area providing off street parking for several vehicles. To the rear is a private enclosed garden mainly laid to lawn with surrounding established flower beds filled with a range of plants, bushes and trees. A decked area provides a space to sit, relax and entertain.

TENURE

The tenure of this property is freehold.

LOCAL AUTHORITY

Council tax band: E

This property falls within the geographical area of East Riding of Yorkshire Council - 01482 393939.

<https://www.eastriding.gov.uk/>

VIEWING

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01482 846622.

We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

HOW TO MAKE AN OFFER

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <http://www.lovelleestateagency.co.uk/privacy-policy.php> and you can opt out at any time by simply contacting us.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

MORTGAGE ADVICE

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our mortgage advisor on 01482 846622 to arrange an appointment.

ENERGY PERFORMANCE INFORMATION

A copy of the full Energy Performance Certificate for this property is available upon request. **Advisory Notes** - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

AGENTS NOTE

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These particulars do not form part of any contract and must not be relied upon as statements or representation of fact.

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A&C Homes Limited T/A Lovelle Estate Agency

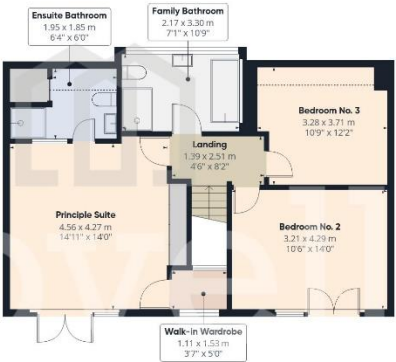


Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLANS



Floor 0



Floor 1



Approximate total area^m
183 m²
1972 ft²

Reduced headroom
2.7 m²
29 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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